

ADMINISTRATIVE SHORT PLAT REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	March 29, 2010		
Project Name:	Dell Short Plat		
Owner:	Ryan Dell, 16018 114 th Avenue SE, Renton, WA 98055		
Applicant:	Same as owner		
Contact:	Same as owner		
File Number:	LUA10-007, SHPL-A		
Project Manager:	Gerald Wasser		
Project Summary:	<p>The applicant is requesting approval of an Administrative Short Plat for the subdivision of a 22,200 square foot parcel into three lots for the eventual development of two additional single-family residences. The proposed project is located in the Residential - 8 dwelling units per acre (R-8) Zone and would have a net density of 7.0 dwelling units per acre. Proposed Lot 1 would be 8,191 square feet, proposed Lot 2 would be 6,673 square feet and proposed Lot 3 would be 7,150 square feet in size. The existing single-family residence on proposed Lot 1 would remain. Access to all three lots would be from 114th Avenue SE with proposed Lots 1 and 2 taking access via a private access easement. The project is Categorically Exempt from SEPA regulations.</p>		
Project Location:	16018 114 th Avenue SE		
Exist. Bldg. Area SF:	740 sf	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	
Site Area:	22,200 sf	Total Building Area GSF:	N/A

Project Location Map



B. EXHIBITS:

- Exhibit 1: Project file ("yellow file") containing the application, reports, staff comments, and other material pertinent to the project.
- Exhibit 2: Neighborhood and Vicinity Map (dated February 3, 2010)
- Exhibit 3: Site Plan (dated February 3, 2010)
- Exhibit 4: Landscape Plan (dated February 3, 2010)
- Exhibit 5: Tree Retention Plan (dated February 3, 2010)
- Exhibit 6: Zoning Map, Sheet H4 E ½

C. GENERAL INFORMATION:

1. **Owner(s) of Record:** Ryan Dell, 16018 11th Avenue SE, Renton, WA 98055
2. **Zoning Designation:** Residential - 8 dwelling units per acre (R-8)
3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RSF)
4. **Existing Site Use:** One single-family residence
5. **Neighborhood Characteristics:**
- a. **North:** Single-family residences (R-8 zoning)
 - b. **East:** Single-family residences (R-8 zoning)
 - c. **South:** Vacant (R-8 zoning)
 - d. **West:** Single-family residences (R-8 zoning)
6. **Access:** 114th Avenue SE
7. **Site Area:** 22,200 sf

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	4498	02/20/93
Zoning	N/A	4404	06/01/87
Annexation	N/A	4404	03/01/2008

E. PUBLIC SERVICES:

1. **Utilities**
- a. Water: Water service would be provided by the Soos Creek Water & Sewer District. The applicant has submitted a Certificate of Water Availability dated June 16, 2009.

- b. Sewer: Sewer service would be provided by the Soos Creek Water & Sewer District. The applicant has submitted a Certificate of Sewer Availability dated June 16, 2009.
- c. Surface/Storm Water: A preliminary storm drainage narrative and plan has been submitted. Existing facilities are open ditches and culverts under driveway crossings. No complaints have been registered regarding flooding in the area.
2. **Streets**: There is an existing 21-foot wide paved surface on 114th Avenue SE at this location. There are no curbs, gutters, or sidewalks except at a property to the west between SE 164th and SE 162nd Streets.
3. **Fire Protection**: The City of Renton Fire Department provides fire protection services to this area.

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. **Chapter 2 Land Use Districts**
 - a. Section 4-2-020: Purpose and Intent of Zoning Districts
 - b. Section 4-2-070: Zoning Use Table
 - c. Section 4-2-110: Residential Development Standards
 - d. Section 4-2-115: Residential Design and Open Space Standards
2. **Chapter 4 Property Development Standards**
 - a. Section 4-4-030: Development Guidelines and Regulations
3. **Chapter 6 Streets and Utility Standards**
 - a. Section 4-6-060: Street Standards
4. **Chapter 7 Subdivision Regulations**
 - a. Section 4-7-070: Detailed Procedures for Short Subdivisions
 - b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
 - c. Section 4-7-150: Streets – General Requirements and Minimum Standards
 - d. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards
5. **Chapter 9 Procedures and Review Criteria**
6. **Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element: Residential Single Family objectives and policies
2. Community Design Element: Established Residential Neighborhoods and New and infill Development

H. DEPARTMENT ANALYSIS:**1. Project Description/Background**

The applicant has requested approval of a short plat to subdivide an existing 22,200 square foot (0.51 acre) parcel (APN 0088000060) into 3-lots for the eventual development of two

additional single-family residences. Proposed Lot 1, which contains an existing single-family residence to remain, would be 8,191 square feet in size, proposed Lot 2 would be 6,673 square feet in size and proposed Lot 3 would be 7,150 square feet in size.

The existing single-family residence located on proposed Lot 1 would remain. No other structures currently exist on the proposed project site.

The proposal is within the Residential – 8 dwelling units per acre (R-8) Zone and has a net density of 7.0 dwelling units per acre. Access to proposed Lot 1 would be directly from 114th Avenue SE. Access for proposed Lots 2 and 3 would be from 114th Avenue SE via a proposed 20-foot wide private access easement across proposed Lot 1.

There are no sensitive areas located on the proposed project site.

2. Environmental Review

Except when located on lands covered by water or sensitive areas, short plats are exempt from SEPA Environmental Review pursuant to WAC 197-11-800(6)(a).

3. Compliance with ERC Conditions

N/A

4. Staff Review Comments

Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.

5. Consistency with Short Plat Criteria

Approval of a short plat is based upon several factors. The following short plat criteria have been established to assist decision-makers in the review of the plat:

a) *Compliance with the Comprehensive Designation*

The site is designated Residential Single Family (RSF) on the Comprehensive Plan Land Use Map. Land designated Residential Single Family is intended to be used for quality detached residential development organized into neighborhoods at urban densities. It is intended that larger subdivision, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single-family living environments. The proposed short plat is consistent with the Land Use and Community Design Elements of the Comprehensive Plan.

Policy LU-147. *Net development densities should fall within a range of 4.0 to 8.0 dwelling units per acre in Residential Single Family Neighborhoods.*



Policy Objective Met



Not Met

Policy LU-148. *A minimum lot size of 5,000 square feet should be allowed on in-fill parcels of less than one acre (43,560 sq. ft.) in single-family designations. Allow a reduction on lot size to 4,500 square feet on parcels greater than one acre to create an incentive for aggregation of land. The minimum lot size is not intended to set the standard for density in the designation, but to provide flexibility in subdivision/plat design and facilitate development within the allowed density range.*



Policy Objective Met



Not Met

Policy LU-152. *Single-family lot size, lot width, setbacks, and impervious surface should be sufficient to allow private open space, landscaping to provide buffers/privacy without extensive fencing, and sufficient area for maintenance activities.*



Policy Objective Met



Not Met

Policy LU-154. *Interpret development standards to support new plats and infill project designs incorporating street locations, lot configurations, and building envelopes that address privacy and quality of life for existing residents.*



Policy Objective Met



Not Met

Policy CD-12. *Infill development, defined as new short plats of nine or fewer lots, should be encouraged in order to add variety, updated housing stock, and new vitality to neighborhoods.*



Policy Objective Met



Not Met

b) Compliance with the Underlying Zoning Designation

The subject site is designated Residential – 8 dwelling units per acre (R-8) on the City of Renton Zoning Map.

Density: The density range in the Residential- 8 dwelling units per acre (R-8) Zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per net acre (du/ac). Net density is calculated after public rights-of-way, private access easements, and critical areas are deducted from the gross acreage of the site. After the deduction of 3,600 square feet of private access easement, the proposal for 3-lots would result in a net density of 7.0 du/ac (22,200 gross square feet – 3,600 square feet = 18,600 square feet or 0.43 ac, 3 lots/0.43 acre = 7.0 du/ac).

Lot Dimensions: As demonstrated in the table below, all lots meet the requirements for minimum lot size, depth, and width.

<u>As Proposed</u>	<u>Lot Size</u> 5,000 SF minimum	<u>Width</u> 50 feet (min.) required	<u>Depth</u> 65 feet (min.) required
<i>Lot 1</i>	8,191 SF	74 feet	110 feet
<i>Lot 2</i>	6,673 SF	60.66 feet	110 feet
<i>Lot 3</i>	7,150 SF	65 feet	110 feet

Setbacks: In the R-8 Zone, the minimum front yard setback is 15-feet for the primary structure and 20-feet for an attached garage. The side yard setback is 5-feet or 15-feet along a street or access easement. The rear yard setback is 20-feet. The proposed lots appear to contain adequate area to provide for the construction of single-family residences after consideration of setback requirements. Compliance with setback standards would be verified prior to the issuance of individual building permits. The submitted site plan indicates an existing 6-foot high wood fence which encroaches into the front yard of proposed Lot 2. RMC 4-4-100D.1.a allows a maximum height of 48-inches for fences, walls or hedges within the required front yard of residential uses. Staff recommends as a condition of approval that the applicant be required to remove that portion of the existing fence on proposed Lot 2 prior to the recording the short plat.

Building Standards: The R-8 Zone permits one single-family residential structure per lot. Each of the proposed lots would support the construction of one detached single-family unit. Accessory structures are permitted at a maximum number of two per lot at a maximum of 720 square feet each, or one per lot at a maximum of 1,000 square feet. Accessory structures are permitted only when associated with a primary structure located on the same parcel of land. It appears that adequate area exists on the site to meet this building standard.

Building height in the R – 8 Zone is limited to a maximum of 30-feet and accessory structures are limited to a maximum of 15-feet. Maximum building coverage is 35 percent or 2,500 square feet, whichever is greater for lots which are larger than 5,000 square feet in area. Compliance with these building standards would be verified prior to issuance of individual building permits.

Parking: Each detached dwelling unit is required to provide two off-street parking stalls per unit. The proposed lots appear to be adequately sized for the provision of the required parking.

Landscaping: The applicant would be required to plant two ornamental trees, a minimum caliper of 1.5-inches (deciduous) or 6 to 8-feet in height (conifer), within the front yard setback area of the proposed lots or within a proposed planting strip.

c) Community Assets

A conceptual landscape plan was submitted with the project application. The landscape plan indicates a landscaped strip along the existing street frontage (114th Avenue SE). The landscape plan proposes two 1.5-inch caliper trees in the front yards of proposed Lots 2 and 3. One existing apple tree is indicated for proposed Lot 1. Staff recommends as a condition of approval that the applicant be required to submit a final landscape plan

subject to the review and approval of the Planning Division project manager which indicates the required landscape strip in the public right-of-way and an additional minimum 1.5-inch caliper tree in the front yard of proposed Lot 1 prior to the issuance of any construction permits.

The Tree Retention Worksheet which was submitted with the land use application indicates that no replacement trees are required. There are 32 trees (over 6-inches in diameter) located on the project site; 15 of these trees are in the proposed access easement and are excluded from tree retention calculations. Of the remaining 17 trees 30 percent or 5.1 trees must be maintained. The applicant proposes to retain 6 trees and, therefore no replacement trees are necessary.

d) Compliance with Subdivision Regulations

Streets: The proposed short plat is expected to generate additional traffic on the City street system. In order to mitigate transportation impacts, staff recommends as a condition of approval that the applicant be required to pay a Traffic Mitigation Fee based on \$75.00 per new average daily vehicle trip attributed to the project. Two new lots (credit is given for the existing residence) are expected to generate approximately 9.57 new weekday trips each (19.14 trips total). The fee for the short plat is estimated at \$1,435.50 ($\$75.00 \times 2\text{-lots} \times 9.57 = \$1,435.50$) and would be payable prior to recording the short plat.

Frontage improvements are required along 114th Avenue SE. There are two options for street improvements. One option is that improvements must include 16-feet of paving from the center line of 114th Avenue SE, curb and gutter, an 8-foot planting strip and a 5-foot sidewalk. The other option is an application for a fee-in-lieu of actual construction. The fee-in-lieu is estimated to be \$16,940.00 ($110\text{-linear feet} \times \$154.00 = \$16,940.00$). Because the property is located on a virtual dead-end street, there is a lack of existing street improvements, and there is a possible interference with the existing drainage facilities, staff would support an application for a fee-in-lieu of actual construction. The applicant has indicated that he intends to provide the street improvements. Construction of street improvements or the payment of a fee-in-lieu of construction is required prior to recording the short plat. Staff recommends as a condition of approval that the applicant submit a revised site plan which indicates the required street improvements for the review and approval of the Planning Division project manager prior to the issuance of any construction permits. In addition, the applicant will be required to plant two ornamental trees, a minimum caliper of 1.5-inches (deciduous) in the front yards of proposed Lots 2 and 3.

In order to provide access to proposed Lots 2 and 3 the applicant has proposed a 20-foot wide shared private access easement. This proposed access easement would be located on the north property boundary, crossing proposed Lot 1.

Blocks: No new blocks would be created as a result of this short plat.

Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the subdivision regulations and development standards of the R-8 Zone and allow for reasonable infill of developable land. All three proposed lots comply with minimum lot, size, width, and depth requirements.

All three proposed lots are rectangular in shape. Proposed lot 1 is oriented towards 114th Avenue SE and proposed Lots 2 and 3 are oriented towards the access easement on the north side of the site. Staff recommends as a condition of approval that a note be placed on the face of the recorded short plat that indicates that the front yard of Lot 1 shall be oriented toward 114th Avenue SE and that the front yards of proposed Lots 2 and 3 shall be oriented toward the access easement to the north.

e) Reasonableness of Proposed Boundaries

Access: Access to proposed Lot 1 would remain directly from 114th Avenue SE. Access to Lots 2 and 3 would be from 114th Avenue SE via a fully paved 20-foot wide shared private access easement, crossing proposed lot 1.

Topography: The site is primarily flat.

Relationship to Existing Uses: The properties surrounding the proposed project site are in Zone R-8 and are developed with single-family residences. The proposal is consistent with existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code.

f) Availability and Impact on Public Services (Timeliness)

Police and Fire: Police and Fire Prevention staffs indicate that sufficient resources exist to furnish services to the proposed development subject to the applicant providing Code required improvements and fees. Staff recommends as a condition of approval that the applicant be required to pay a Fire Mitigation Fee, based on \$488.00 per new single-family lot with credit given for the existing single-family residence, in order to mitigate the potential impact of the proposal on City emergency services. The fee is estimated to be \$976.00 ($\$488.00 \times 2\text{-lots} = \976.00) and would be payable prior to recording the short plat.

The fire flow requirement for single-family residences is 1,000 gallons per minute (gpm) minimum for dwellings up to 3,600 square feet (including garage and basements). Should a dwelling exceed 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two fire hydrants if 1,500 gpm fire flow is required.

Fire Department apparatus access roadways are required to be a minimum 20-feet wide and fully paved with a 25-foot inside and 45-foot outside turning radius. Fire access roadways must be constructed to support a 30-ton vehicle with 322-psi point loading. Access is required within 150-feet of all points on the buildings. The required turn around areas are accommodated through the use of abutting driveways on proposed Lots 2 and 3.

Schools: As stated in the Draft Environmental Impact Statement for the City of Renton Land Use Element (January 16, 1992), the City of Renton has a student generation factor of 0.44 students per single-family residence. Based on the student generation factor the proposed project would add 0.88 student ($0.44 \text{ student} \times 2\text{-lots} = 0.88 \text{ student}$) to the local schools. The Renton School District has indicated that Cascade Elementary School, Nelsen Middle School, and Lindbergh High School would be able to accommodate any additional students

generated by the proposed project. School impact fees for the Renton School District are currently \$6,310.00 per new single-family dwelling (with credit given for the existing house) and are payable prior to building permit issuance.

Parks: Park Mitigation Fees are not applicable to this proposed project.

Storm Water: A preliminary storm drainage narrative has been submitted. Existing facilities include open ditches and culverts under driveway crossings. No complaints have been registered regarding flooding in the area. The Surface Water SDC fee is \$0.405 per square foot of new impervious area, but not less than \$1,012.00 per additional single-family lot. This fee is collected at the time of construction or utility permit issuance and prior to or concurrent with building permit issuance.

The short plat is exempt from flow control, but water quality may be required depending on final impervious surface design. Infiltration of non-pollution generating surfaces is proposed. A bio-swale or other measures in compliance with the 1990 King County Surface Water Design Manual may be triggered for pollution generating surfaces.

Water and Sanitary Sewer Utilities: The site is located within the Soos Creek Water & Sewer District service area. Certificates of Water and Sewer Availability, dated June 16, 2009, are contained in the official file for the proposed project.

I. FINDINGS:

Having reviewed the written record in the matter, the City now enters the following:

1. **Request:** The applicant is requesting short plat approval for the subdivision of one parcel (22,200 square feet) into 3-lots. Proposed Lot 1 would be 8,191 square feet, proposed Lot 2 would be 6,673 square feet, and proposed Lot 3 would be 7,150 square feet in size. The existing single-family residence on proposed Lot 1 would remain.
2. **Application:** The short plat application, short plat site plan, and other drawings are contained within the official project file.
3. **Comprehensive Plan:** The subject proposal is designated Residential Single Family (RSF) in the City of Renton Comprehensive Plan.
4. **Zoning:** The proposal is zoned Residential – 8 dwelling units per acre (R-8).
5. **Subdivision Regulations:** The proposed project is subject to the City of Renton regulations pertaining to short subdivisions (RMC 4-7-070).
6. **Existing Land Uses:** Surrounding development and uses include – North – single-family residential (R-8 zoning); East – single family-residential (R-8 zoning); South – Vacant (R-8 zoning); and West – single-family residential (R-8 zoning).
7. **Setbacks:** The proposal is subject to the setback requirements of the R-8 zone (RMC 4-2-110A).
8. **System Development Charges:** System development charges would be collected from Soos Creek Water and Sewer District. Copies of Certificates of Water and Sewer Availability, dated June 16, 2009, are contained in the official project file.

- 9. Public Utilities:** Water and sewer services would be provided by Soos Creek Water and Sewer District. Copies of Certificates of Water and Sewer Availability, dated June 16, 2009, are contained in the official project file.
- 10. Access:** Access to proposed Lot 1 would be directly from 114th Avenue SE. Access to proposed Lots 2 and 3 would be from 114th Avenue SE via a 20-foot private access easement.

J. CONCLUSION:

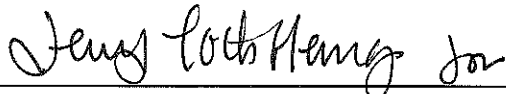
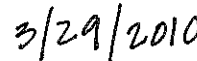
1. The subject site is located in the Residential Single Family (RSF) comprehensive plan designation and complies with the goals and policies established with this designation.
2. The subject site is located in the Residential - 8 dwelling units per acre (R-8) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval.
3. The proposed 3-lot short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with.
4. The proposed 3-lot short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein.
5. The proposed 3-lot short plat is consistent with the single-family residential development in the surrounding area.

K. DECISION:

The Dell Short Plat, File No. LUA10-007, SHPL-A is approved and is subject to the following conditions:

1. The applicant shall remove that portion of the existing 6-foot high wood fence which encroaches into the front yard of proposed Lot 2 prior to recording the short plat.
2. The applicant shall submit a final landscape plan indicating the required landscape strip in the public right-of-way and species of plantings including an additional 1.5-inch caliper tree in the front yard of proposed Lot 1. The landscape plan shall be subject to the review and approval of the Planning Division project manager and shall be submitted prior to recording the short plat.
3. The applicant shall submit a revised site plan which indicates street improvements for the review and approval of the Planning Division project manager prior to the issuance of construction permits.
4. The applicant shall pay a Traffic Mitigation Fee based on \$75.00 for each new average daily trip attributed to the project. The fee is estimated to be \$1,435.50 and is payable prior to recording the short plat.

5. The applicant shall place a note on the face of the short plat which indicates that the front yard of Lot 1 will be oriented to 114th Avenue SE and that the front yards of proposed Lots 2 and 3 will be oriented toward the access easement on the north side of the site.
6. The applicant shall pay a Fire Mitigation Fee based on \$488.00 per new single-family lot. This fee is estimated to be \$976.00 and is payable prior to recording the short plat.

DATE OF DECISION ON LAND USE ACTION:**SIGNATURE:****C. E. "Chip" Vincent, Planning Director****Date**

TRANSMITTED this 29th day of March, 2010 to the Contact/Applicant/Owner):

Contact/Applicant/Owner:

Ryan Dell

16018 114th Avenue SE

Renton, WA 98055

TRANSMITTED this 29th day of March, 2010 to the Party(ies) of Record:

None

TRANSMITTED this 29th day of March, 2010 to the following:

Neil Watts, Development Services Director

Larry Meckling, Building Official

Kayren Kittrick, Development Services

Jan Conklin, Development Services

Carrie Olson, Development Services

Jennifer Henning, Planning Manager

Renton Reporter

Land Use Action Appeals, Request for Reconsideration, & Expiration

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on April 12, 2010. An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the required fee to Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

RECONSIDERATION: Within 14 days of the decision date, any party may request that a decision on a short plat be reopened by the Administrator (Decision-maker). The Administrator (Decision-maker) may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the Administrator (Decision-maker) finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal timeframe.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Planning:

1. RMC 4-4-030C.2 limits haul hours between 8:30 a.m. and 3:30 p.m., Monday through Friday unless otherwise approved by the Community & Economic Development Department.
2. Commercial, multi-family, new single family and other non-residential construction activities shall be restricted to the hours between 7:00 am and 8:00 pm, Monday through Friday. Work on Saturdays shall be restricted to the hours between 9:00 a.m. and 8:00 p.m. No work shall be permitted on Sundays.

Water:

1. Service is provided and in accordance with Soos Creek standards.
2. All fees are levied by Soos Creek Water & Sewer.

Sanitary Sewer:

1. Service is provided and in accordance with Soos Creek standards.
2. All fees are levied by Soos Creek Water & Sewer.

Surface Water:

1. The Surface Water SDC fee is \$0.405 per square foot of new impervious area but not less than \$1,012 per additional single-family lot. This fee is collected at the time a construction or utility permit is issued, prior or concurrent to the issuance of the building permit.
2. The short plat is apparently exempt from flow control, but water quality may be required depending on the final impervious surface design. Infiltration of the non pollution generating surfaces is proposed. A bio-swale, or other measures in compliance with the 1990 KCSWDM,

may be triggered for pollution generating surfaces.

3. Temporary Erosion Control shall be installed and maintained to the satisfaction of the Development Services Division representative for the duration of the project.
4. Weekly reports on the status and condition of the erosion control plan with any recommendations of change or revision to maintenance schedules or installation shall be submitted by the project engineer of record to the Public Works Inspector. Certification of the installation, maintenance and proper removal of the erosion control facilities is required prior to Temporary Certificate of Occupancy.

Transportation:

1. A Traffic Mitigation Fee of \$75.00 per additional Average Daily Trip shall be assessed. [ITE 8th Addition, (210) SFR 9.57 ADT per dwelling unit] Credit for the existing home is automatic. (2 x 9.57=19.14 Additional daily trips, 19.14 x \$75.00= \$1,435.50) This fee is payable prior to recording of the short plat.
2. Frontage improvements including 16 feet of pavement from the center line of 114th Avenue SE, curb and gutter, an 8-foot planting strip and 5-foot sidewalk are required by code. Staff would support an application for fee-in-lieu of actual construction of the frontage improvements due to the location on a virtual dead-end road, lack of existing improvements, and possible interference with the existing drainage facilities. If this option is selected, the fee would be \$154.00 x 110 = \$16,900.00, payable prior to the recording of the short plat. If this option is not exercised, the improvements are required prior to recording of the plat.
3. A construction plan indicating haul route and hours, construction hours and a traffic control plan shall be submitted for approval prior to any permit being issued.

Plan Review – General:

1. All plans shall conform to the Renton Drafting Standards.
2. A construction permit is required. When plans are complete three copies of the drawings, two copies of the drainage report, a construction estimate, application and appropriate fee shall be submitted to the City Hall sixth floor counter.

Fire:

1. Fire Mitigation Fees are applicable at the rate of \$488.00 per new single-family lot.
2. The fire flow requirement for a single-family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm.
3. Fire department apparatus access roadways are required to be minimum 20-feet wide fully paved with 25-feet inside and 45-feet outside turning radius. Fire access roadways shall be constructed to support a 30-ton vehicle with 322 psi point loading. Access is required within 150-feet of all points on the buildings.

Property Services: Please see attached memo dated February 18, 2010.

CITY OF RENTON SHORT PLAT

DELL SHORT PLAT
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, T23N, R05E, W.M.,
CITY OF RENTON, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

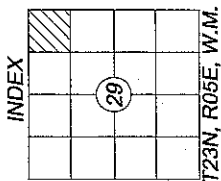
THE NORTH 110 FEET OF THE SOUTH 418 FEET OF LOT 1 IN BLOCK 2 OF AGERS FARMS NO. 9, AS PER PLAT RECORDED IN VOLUME 42 OF PLATS, PAGE 15, RECORDS OF KING COUNTY AUDITOR, SITUATE IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WASHINGTON.

OWNER

RYAN DELL
15016 114TH AVE SE
RENTON, WA 98055

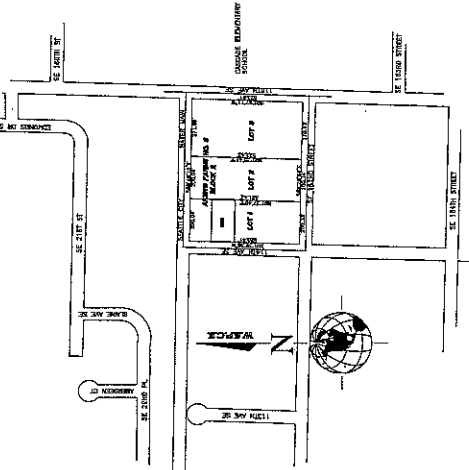
SURVEYOR/ENGINEER

TED R. TIDD PLS (SURVEYOR)
P.O. BOX 125
CLE ELUM, WA 98922



T23N, R05E, W.M.

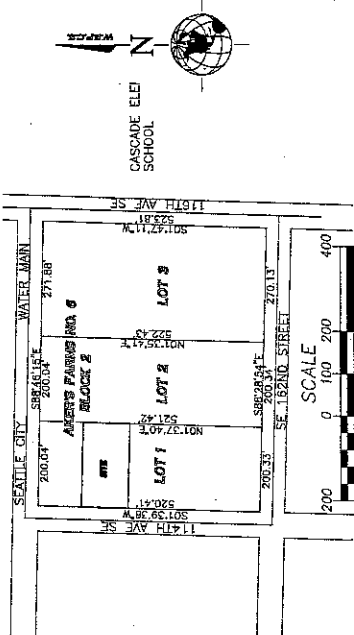
NEIGHBORHOOD AND VICINITY MAP



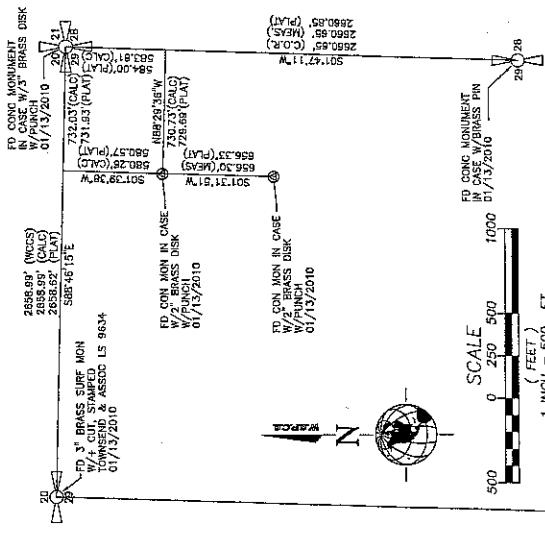
BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE NAD83.

BLOCK AND LOT MEASUREMENTS AND PRORATIONS



SECTION AND PLAT MEASUREMENTS AND PRORATIONS



SHORT PLAT LEGEND

THIS INSTRUMENT IS FOR THE REVIEW OF THE DEEDS PART OF THE RECORDS OF THE CITY OF RENTON. THERE ARE 3 PROPOSED LOTS. THE ZONING IS R8. PROPOSED SQUARE FOOTAGE IS AS FOLLOWS: LOT 1 8191 SF GROSS, 6702 SF NET; LOT 2 6673 SF GROSS, 5460 SF NET; LOT 3 7150 SF GROSS, 6250 SF NET. PROPOSED AREAS: OPEN SPACE 0%; PUBLIC STREETS 0%; PROPOSED PRIVATE ACCESS EASEMENT 16%, 3605 SF LAND IN CRITICAL AREA 0%, 0 SF LAND IN CRITICAL AREA BUFFERS, 0%, 0 SF. THIS SHORT PLAT IS NOT IN A FLOOD HAZARD AREA DENSITY PROPOSED 3, DENSITY PERMITTED 3.



SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE STATE AND LOCAL STATUTES IN _____, 2010.

TED R. TIDD
Certificate No. 11554

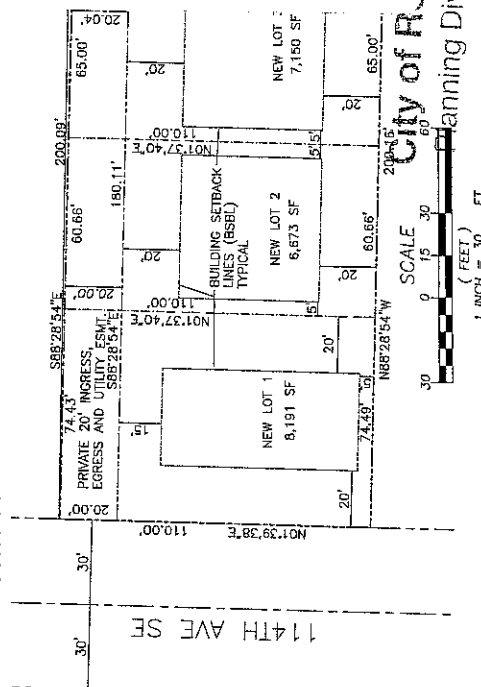
RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 2010 at _____ in book _____ of _____ at page(s) _____ at the request of _____

Wgr. _____ Supl. of Records

EXHIBIT 2

PROPOSED SHORT PLAT LAYOUT



DELL SHORT PLAT PRELIMINARY PLAN

FOR
RYAN DELL

WASHINGTON

RENTON

SCALE: VARIES
PROJECT NO. 0914

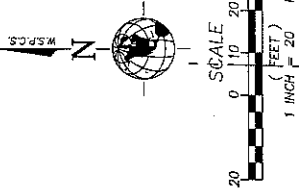
DRAWN BY
DELL - SHORT PLAT - 2

RECEIVED

CITY OF RENTON SHORT PLAT

LEGAL DESCRIPTION

THE NORTH 110 FEET OF THE SOUTH 418 FEET OF LOT 1 IN BLOCK 2 OF AKERS FARMS NO. 9, AS PER PLAT RECORDED IN VOLUME 42 OF PLATS, PAGE 15, RECORDS OF KING COUNTY AUDITOR, SITUATE IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WASHINGTON.



NOTES

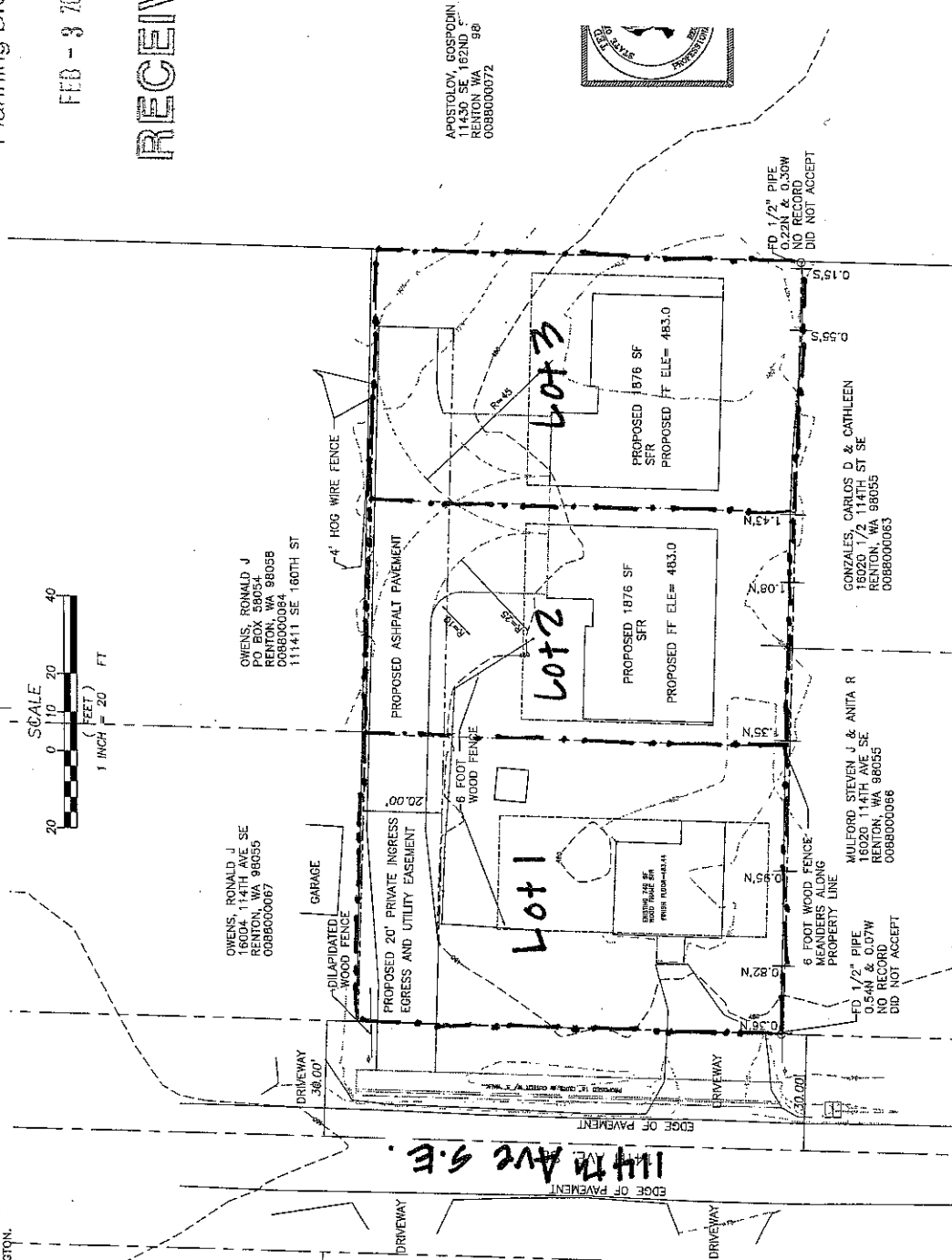
1. VERTICAL DATUM: NAVD83 PER CITY OF RENTON MONUMENT AT THE NE SECTION CORNER ELE= 486.06

City of Renton
Planning Division

FEB - 9 2010

RECEIVED

EXHIBIT 3



OWENS, RONALD J
16004 114TH AVE SE
RENTON, WA 98055
0088000049

OWENS, RONALD J
PO BOX 58054
RENTON, WA 98058
0088000084
111411 SE 160TH ST

GONZALES, CARLOS D. & CATHLEEN
16020 114TH AVE SE
RENTON, WA 98055
0088000063

MULFORD, STEVEN J & ANITA R
16020 114TH AVE SE
RENTON, WA 98055
0088000066

OWENS, OWEN
MILL CREEK WA 98082
PO BOX 12922
16015 114TH AVE SE
0088000042

KOZHOKAR, ALEXANDR K & INNA B
16023 114TH AVE SE
RENTON WA 98055
0088000049

SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE STATE AND LOCAL STATUTES IN 2010.

TED R. TIDD
Certificate No. 41534

RECORDER'S CERTIFICATE

Filed for record this 20th day of 2010 at the request of TED R. TIDD

Sup't. of Records

DELL SHORT PLAT PRELIMINARY PLAN FOR RYAN DELL

RENTON
SCALE: 1"=20'
PROJECT NO. 0914
DRAWING FILE NAME: DELL-SHORT PLAT.DWG
SHEET 2 OF 2

CENTRAL CASCADE SURVEYING
80 OSBARY DRIVE
CLATSOP, WA 98622
(509) 260-0899

RECEIVED

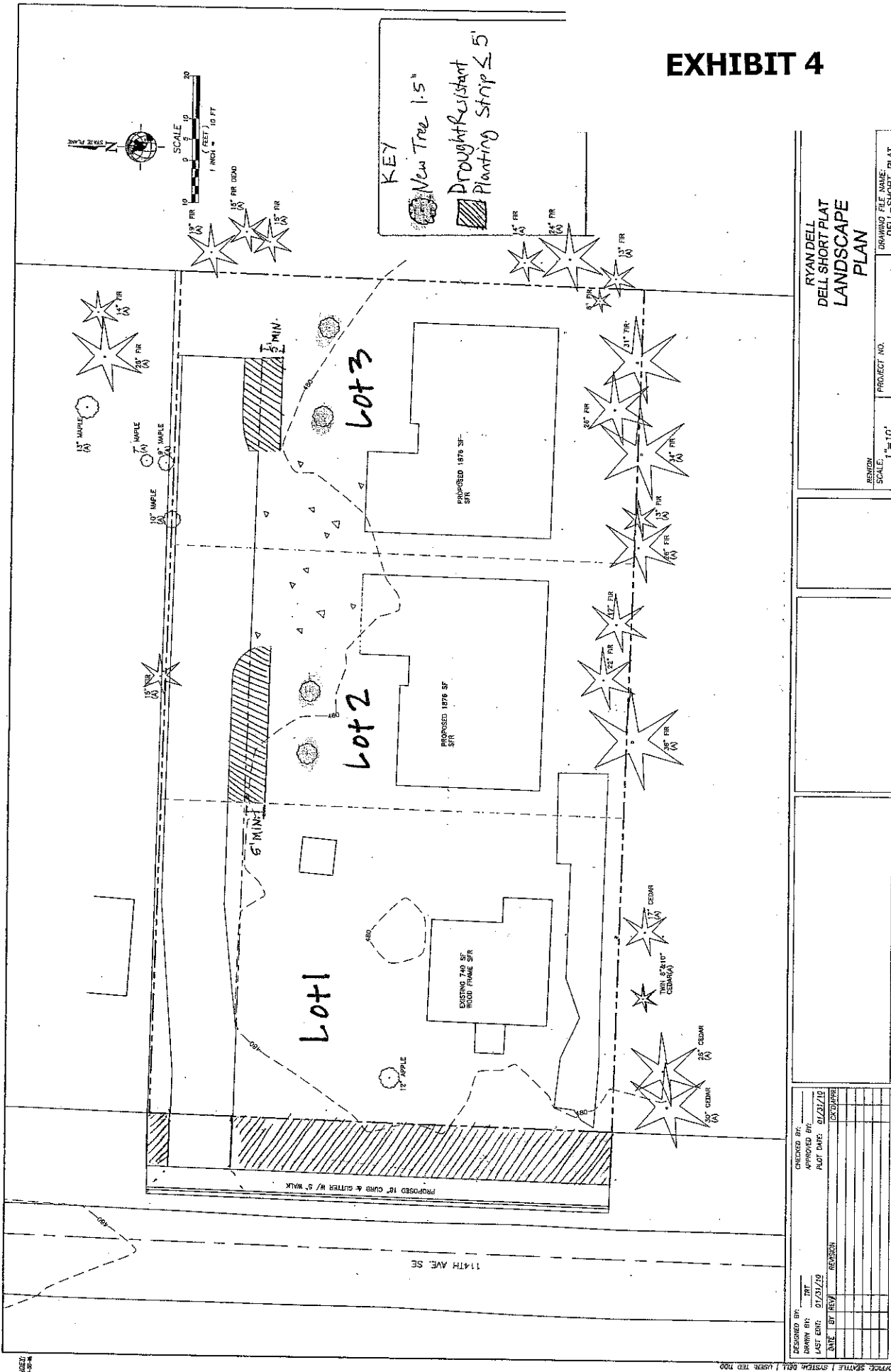
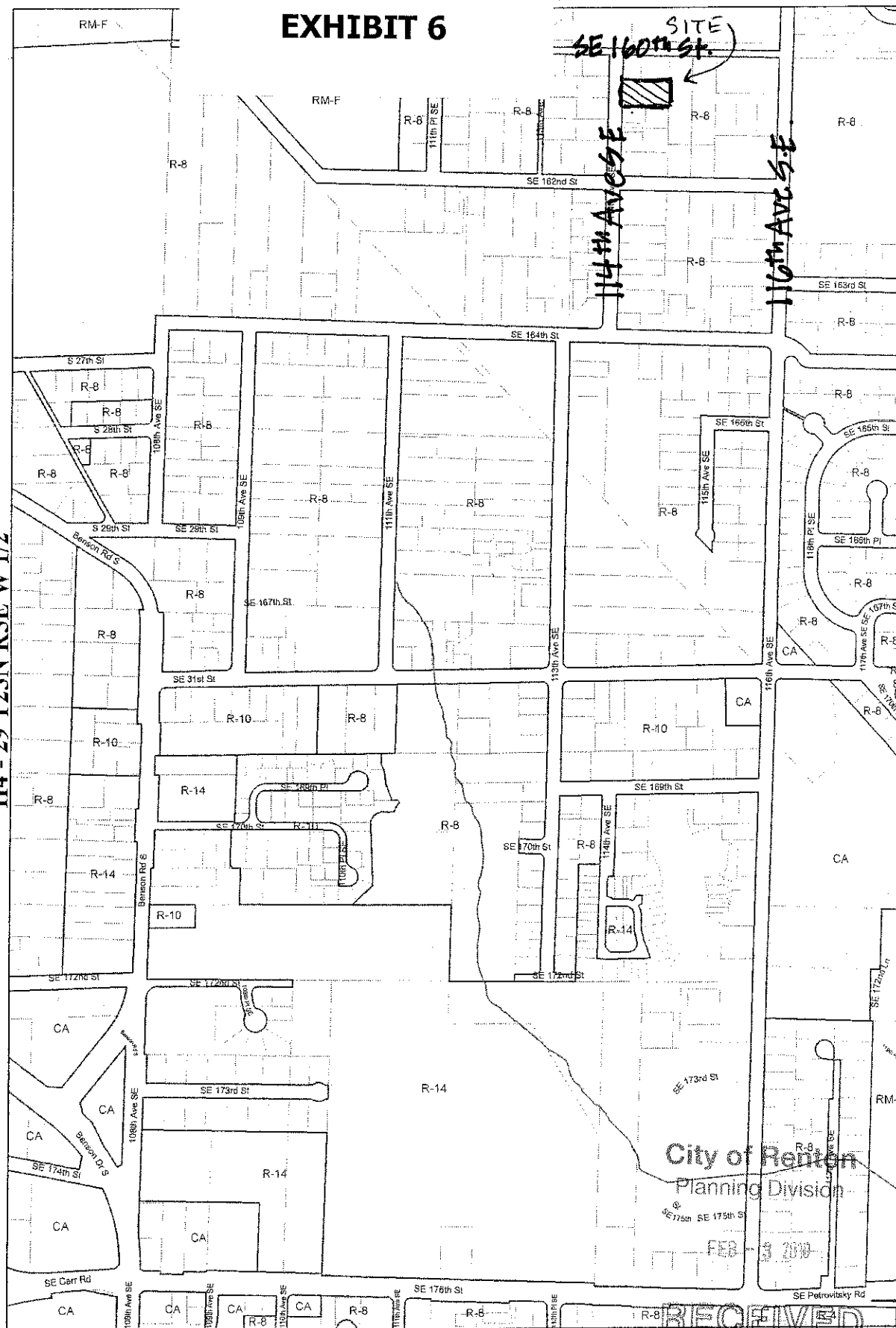


EXHIBIT 6

HH4 - 29 T23N R5E W 1/2

H5 - 28 T23N R5E W 1/2



City of Renton
Planning Division

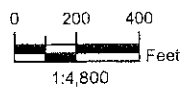
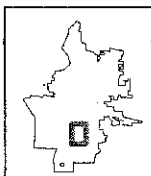
FEB 3 2006

RECEIVED

I4 - 32 T23N R5E E 1/2



ZONING
PW TECHNICAL SERVICES
07/15/08



29 T23N R5E E 1/2

H4

M E M O R A N D U M

DATE: February 18, 2010
TO: Jerry Wasser
FROM: Sonja J. Fesser *JSF*
SUBJECT: **Dell Short Plat, LUA-10-007-SHPL
Format and Legal Description Review**

City of Renton
Planning Division

FEB 26 2010

RECEIVED

Bob Mac Onie and I have reviewed the above referenced short plat submittal and have the following comments:

Comments for the Applicant regarding the first submittal:

None.

Information needed for final short plat approval includes the following:

Note the City of Renton land use action number and land record number, LUA-10-007-SHPL and LND-20-0554, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.

Show two ties to the City of Renton Survey Control Network. Note on the submittal what those monument numbers are and how the subject property is tied to said Network. The geometry will be checked by the city when the ties have been provided.

Show all the bearings and distances of the proposed lots on Sheet 2 of 2. It is assumed that this short plat drawing is the primary drawing for the short plat submittal.

Note the date the existing city monuments were visited, per WAC 332-130-150, and what was found (if different from the monuments currently shown).

Provide short plat and lot closure calculations.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Include a "LEGEND" block for the short plat drawing, detailing the symbols used therein.

The lot addresses will be provided by the city as soon as possible. Note said addresses on the short plat drawing when available.

On the final short plat submittal, remove all references pertaining to topog lines, utilities facilities, edge of pavement and other items not directly impacting the subdivision. These items are provided only for preliminary short plat approval.

Do note encroachments.

Do not include "OWNER" and "SURVEYOR/ENGINEER" blocks on the final short plat submittal.

Do not include any references to density or zoning on the final submittal (currently shown in the "SHORT PLAT LEGEND" block on Sheet 1 of 2).

Remove the building setbacks shown on the "PROPOSED SHORT PLAT LAYOUT" map on Sheet 1 of 2.

Remove the King County tax lot numbers, property owner's names and addresses from the properties adjoining the subject short plat property. If said properties are platted, do note the lot numbers and plat name. (Sheet 2 of 2), if

Include a City of Renton "APPROVALS" block that is to be signed by the City of Renton Administrator, Department of Community and Economic Development. Note: Check with your Project Manger regarding this title – said title may be changed later.

Include a declaration block on the drawing, titled "OWNERS' DECLARATION".

A pertinent approval block is also needed for King County. Provide signature lines as required.

All vested owner(s) of the subject short plat, at the time of recording, need to sign the final short plat submittal.

Note that if there are easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, they can be recorded concurrently with the short plat. The short plat drawing and the associated document(s) are to be given to the Project Manager as a package. Reference the associated document(s) on the short plat drawing and provide spaces for the recording numbers thereof.

There is a new 20' private ingress, ingress and utilities easement proposed with this short plat, include the following statement, juxtaposed to the subject easement: "Area for new private utilities, and access easement". Since the new lots created via this short plat are under common ownership at the time of recording, there can be no easement until such time as the lots are conveyed to others, via conveyance documents. The conveying documents need to include a statement about together with and/or subject to specific easement rights.

Add the following Declaration of Covenant language on the face of the subject drawing, if the previous paragraph applies:

DECLARATION OF COVENANT:

The owner of the land embraced within this short plat, in return for the benefit to accrue from this subdivision, by signing hereon covenants and agrees to convey the beneficial interest in the new easement shown on this short plat to any and all future purchasers of the lots, or of any subdivisions thereof. This covenant shall run with the land as shown on this short plat.

The new private access /utilities easements require "NEW PRIVATE EASEMENT FOR INGRESS, EGRESS & UTILITIES MAINTENANCE AGREEMENT" statements noted on the short plat drawing. See the attachment.

Show the proposed easement on the submittal (Sheet 2 of 2) with the bearings and distances of said easement included.

The legal description only needs to be shown on one page of the short plat submittal.

Note the scale on the vicinity map.

The finish floor elevation numbers should be removed from all the lots.

Fee Review Comments: The Fee Review Sheet for this review of the preliminary short plat is provided for your use and information.

Title for both of the following paragraphs:

NEW PRIVATE EASEMENT FOR INGRESS, EGRESS & UTILITIES
MAINTENANCE AGREEMENT

Use the following paragraph if there are two or more lots participating in the agreement:

NOTE: NEW PRIVATE EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS TO BE CREATED UPON THE SALE OF LOTS SHOWN ON THIS SHORT PLAT. THE OWNERS OF LOTS _____ SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ACCESS EASEMENT APPURTENANCES. THESE APPURTENANCES AND MAINTENANCE RESPONSIBILITIES INCLUDE THE REPAIR AND MAINTENANCE OF THE PRIVATE ACCESS ROAD, DRAINAGE PIPES, AND STORM WATER QUALITY AND/OR DETENTION FACILITIES WITHIN THIS EASEMENT, PRIVATE SIGNAGE, AND OTHER INFRASTRUCTURE NOT OWNED BY THE CITY OF RENTON OR OTHER UTILITY PROVIDERS. MAINTENANCE COSTS SHALL BE SHARED EQUALLY. PARKING ON THE PAVING IN THE ACCESS EASEMENT IS PROHIBITED, UNLESS PAVEMENT WIDTH IS GREATER THAN 20 FEET.

Use the following paragraph if there is one lot subject to the agreement:

NOTE: NEW PRIVATE EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS TO BE CREATED UPON THE SALE OF LOTS SHOWN ON THIS SHORT PLAT. THE OWNER OF LOT _____ SHALL HAVE OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ACCESS EASEMENT APPURTENANCES. THESE APPURTENANCES AND MAINTENANCE RESPONSIBILITIES INCLUDE THE REPAIR AND MAINTENANCE OF THE PRIVATE ACCESS ROAD, DRAINAGE PIPES, AND STORM WATER QUALITY AND/OR DETENTION FACILITIES WITHIN THIS EASEMENT, PRIVATE SIGNAGE, AND OTHER INFRASTRUCTURE NOT OWNED BY THE CITY OF RENTON OR OTHER UTILITY PROVIDERS. MAINTENANCE COSTS SHALL BE SHARED EQUALLY. PARKING ON THE PAVING IN THE ACCESS EASEMENT IS PROHIBITED, UNLESS PAVEMENT WIDTH IS GREATER THAN 20 FEET.

<input type="checkbox"/>	This fee review supersedes and cancels fee review no. _____ dated _____
APPLICANT:	DELL, RYAN
RECEIVED FROM:	
JOB ADDRESS:	16018 114TH AVE SE
NATURE OF WORK:	3-LOT SHORT PLAT (DELL SHORT PLAT)
LND No.	20-0554
SUBJECT PROPERTY PARENT PID No(s):	00880000060

ASSESSMENT DISTRICTS	WATER	SEWER	OTHER	DIST. No.	PARCEL No.	METHOD OF ASSESSMENT	No. OF UNITS	AMOUNT
<input type="checkbox"/> SAD <input type="checkbox"/> LATECOMER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					-0-
<input type="checkbox"/> SAD <input type="checkbox"/> LATECOMER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					-0-
<input type="checkbox"/> SAD <input type="checkbox"/> LATECOMER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					-0-
<input type="checkbox"/> SAD <input type="checkbox"/> LATECOMER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					-0-
<input type="checkbox"/> SAD <input type="checkbox"/> LATECOMER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					-0-
JOINT USE AGREEMENT (METRO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					-

SYSTEM DEVELOPMENT CHARGES - WATER & WASTEWATER			
	WATER ^a		WASTEWATER ^a
METER SIZE	Water Service Fee Amount	Fire Service Fee Amount ^b	Wastewater Fee Amount
5/8" x 3/4"	\$2,236	\$292	\$1,591
1"	\$5,589	\$729	\$3,977
1 1/2"	\$11,179	\$1,458	\$7,954
2"	\$17,886	\$2,332	\$12,726
3"	\$35,711	\$4,665	\$25,452
4"	\$55,893	\$7,288	\$39,768
6"	\$111,786	\$14,577	\$79,537
8"	\$178,857	\$23,323	\$127,258

a Actual fee will be based on total of new meters minus total credit of existing meters

b Based upon the size of the fire service (NOT detector bypass meter)

c Unless a separate fire service is provided, the System Development Charge(s) shall be based upon the size of the meter installed and a separate fire service fee will not be charged.

SYSTEM DEVELOPMENT CHARGES - SURFACE WATER			
LAND USE TYPE		NO. OF UNITS/ SQ. FTG.	SDC FEE
New Single Family Residential (SFR) ^α	\$1,012/unit x	3	\$3,036.00
Addition of ≥ 500 sf to existing SFR ^β	\$0.405/sq ft of new impervious area x		
All Other Uses ^γ	\$0.405/sq ft of new impervious area x		

α Includes mobile home dwellings and manufactured homes

β Fee shall not be greater than \$1,012

γ Fee shall not be less than \$1,012

Slonja J. Fresser
Signature of Reviewing Authority

2/19/2010
Date

- It is the intent of this development fee analysis to put the developer/owner on notice, that the quoted fees may be applicable to the subject site upon development of the property. All quoted fees are potential charges that may be due and payable at the time the construction permit is issued to install the on-site and off-site improvements (i.e. underground utilities, street improvements, etc.) Triggering mechanisms for the SDC fees will be based on current City ordinances and determined by the applicable Utility Section.
- The quoted fees do NOT include inspection fees, side sewer permits, r/w permit fees, the cost of water meters, or traffic benefit fees.
- If subject property is within an LID, it is the developer's responsibility to check with the Finance Dept. for paid/un-paid status.
- Please note that these fees are subject to change without notice. Final fees will be based on rates in effect at time of requirement to pay per Ordinance.

2010 - 04
review number

EFFECTIVE: January 26, 2009

H:\File Sys\PRM - Property Services Administration\2 Forms\FeeReview\2010FeeRvw.doc